A Special Permit application is filed with the City/Town Special Permits - Massachusetts General Laws, CH. 40A Clerk, and a certified copy filed with the SPGA, by The SPGA holds a the proponent The SPGA reaches a decision. The City/Town Clerk Appeals must be public hearing decision and records of proceedings filed with the issues a certificate * The hearing may be continued over the span must be filed by the SPGA with the City/Town Clerk stating the date of of multiple meetings * Construction may City/Town Clerk, and mailed to parties approval, that no begin if an appeal is appeal was filed, or of interest within 14 days. (special permits filed, but will be at the require a 2/3 vote of a board with more than 5 that the appeal was proponent's own risk. members, 4 members of a 5 member board, and dismissed or denied. unanimous vote of a 3 member board) Within **65 days** of the application filing (unless Within 90 days No more than extended by written After the close of the public hearing (unless 2 years agreement between the Within After 20 days of extended by written agreement between the After the decision SPGA & proponent that has 20 days of the the decision filing SPGA & proponent that has been filed with (as specified in been field with the decision filing have passed the City/Town Clerk) local bylaws or City/Town Clerk ordinances) Prior At least The next to the 14 days successive Before hearing week If a decision is not The special permit decision is following the hearing reached by the filed by the City/Town Clerk first notice SPGA within 90 with the Registry of Deeds davs After 20 days of The hearing is Within 14 Within 20 days advertised in the notification have days of the 90th day of notification newspaper and passed posted in the town hall. Notice is mailed to certified The special abutters and parties permit lapses, if of interest. City/Town Clerk construction/ The petitioner Appeals must be filed with issues certificate substantial use notifies the the City/Town Clerk. stating that SPGA has not begun *Construction may begin if an City/Town Clerk did not act and Notice of the The hearing is (except for good appeal is filed, but will be at the and parties of that constructive hearing is mailed again advertised cause or if another proponent's own risk. interest that the approval is date is specified in to parties of in the newspaper SPGA did not act. the decision). granted. interest

Disclaimer. Developed as an informal guide for permit granting agencies with information current as of January 2008. It has been transmitted for informational purposes only, and its content should not be construed as legal advice. Please consult legal counsel before taking any action on this information. Please consult MGL 40A s. 11-17 for more detailed information.